

1 2004

CITY OF SEATTLE

COMPREHENSIVE PLAN

AMENDMENT APPLICATION



Use this application to propose a specific change to the adopted City of Seattle Comprehensive Plan. Applications are due to the Department of Planning and Development (DPD) no later than 5:00 p.m. on January 20th for consideration during that year. If January 20th falls on a weekend, the deadline is the Friday closest to that date. Any proposals received after January 20th will fall into the review process for the following year.

(Please Print or Type)

FOR OFFICE USE
ONLY

Application Received (stamp)

Date: January 8, 2004

Applicant: W. H. Skalak Trust c/o: Ron Throupe Mundy Associates, LLC.
6234 N Greenley Ave
Portland, WA 97217
Mailing: 1747 E Northern Ave Unit 279 1825 Queen Anne Avenue North
Phoenix, AZ 85020-3997 Seattle, WA 98109-2849

City: Seattle State: WA Zip: 98109-2849 Phone: (206) 623-2935

Email: ron@mundyassoc.com

Contact (if not applicant): RW Thorpe & Associates, Inc.

Mailing Address: 705 2nd Ave Suite 710
Seattle, WA

City: Seattle State: WA Zip: 98104 Phone: (206) 624-6239

If applicable, Name of General Area/ Location/ Site which would be affected by this proposed change in text (attach additional sheets if necessary) **The site is located near S Ryan Street and 55th Ave S. (See attached map) It is near Kubota Gardens and city owned open space. It also borders the study area of the Rainier Beach Urban Village.**

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist. Acceptance of this application does not guarantee final approval.

Applicant Signature: [Signature]

Date: 1/9/04

- 1) Provide a detailed description and explanation of the proposed text amendment. Include the element (land use, transportation, etc) and the specific goal or policy to be amended. **Amend the existing land use and zoning from SF7200 to SF5000 for parcel 7131300345 located near S Ryan Street and 55th Ave S. (See attached map)**
- a) If the amendment is to an existing goal or policy, show proposed edits in “line in/line out” format with text to be added indicated by underlining, or text to be deleted indicated with ~~strikeouts~~.
- b) If the amendment would also require a change to the Seattle Municipal Code, indicate the section needing the change and suggested edits to the code language in “line in/line out” format.
- 2) Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it. **The existing comprehensive land use and zoning map designate the site as SF7200. SF5000 is requested to provide additional dwelling units preserving existing on site critical areas. ±4,000- 5,000 square foot lots are south and south east of the subject parcel.**
- 3) Why is the proposed change the best means for meeting the identified public need? What other options are there for meeting the identified public need? **The site is near the residential Rainier Urban Village and the subject site can compliment the goals of the urban village such as allowing townhouses and small lot single family zoning. The amount of vacant dwelling units within the village decreased between 1990 and 2000, increasing the demand for housing in the area. Property owners and the development community are waiting to see if Sound Transit builds the light rail station to serve the Rainier Beach neighborhood before many undertake new projects. (Urban Village Case Studies 2003)**
- 4) What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community? If not, what type of benefit can be expected and why?
Additional dwelling units would be allowed under SF5000, providing additional housing options for the community.
- 5) How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Include any data, research, or reasoning that supports the proposed amendment. **The following comprehensive plan goals support SF5000 request: LG1 Maintain and enhance Seattle’s character. Seattle’s character includes houses both inside and outside of urban villages...: The proposed land use/zone amendment would be consistent with Seattle’s character of houses and is ideally located near the designated Rainier Beach Village. The parcel is also north of existing 4,000- 5,000 single family properties. Some parcels include 5401, 5413, 5417, 5423, 5435, and on S Ryan Street and 10201 56th Ave.**

LG2 Respect Seattle's human scale, history, aesthetics, natural environment, and sense of community identity.: **SF5000 can compliment the scale of the site by clustering development and preserving critical and open space areas.** LG4 Promote densities and mixes of uses, especially within urban villages, that support walking and use of public transportation: **SF5000 can provide additional dwelling units with pedestrian connection on and off site.** LG5 Direct the greatest share of future development to centers and urban villages and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use and cohesive community development: **Although the subject site is outside of Rainier Beach Village, its location compliments the existing residential neighborhood and can provide additional housing supported by existing infrastructure and services.** LG8 Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods: **The site is located adjacent to an existing neighborhood and near Rainier Beach Residential Village.** LG9 More efficiently use limited land resources: **Amending the designation to SF5000 provides the opportunity for additional dwelling units and preserving environmentally critical areas on site.** LG11 Deliver services more equitably, pursue a development pattern that is more economically sound, and collaborate with the community in planning for the future. **Through the public notice process and future community meetings, input about requesting the change to SF5000 and additional density can be achieved.** LG13 Promote physical environments of the highest quality throughout the city, and particularly within urban centers and villages while emphasizing the special identity of each area. **The site contains a riparian corridor, wetlands and pockets of steep slopes which along with quality design contributes to the views and value of future on site dwelling units.** LG14 Increase opportunities for detached single family dwellings attractive to many residents, including families with children. **SF5000 could provide additional quality dwelling units to residents.** LG15 Encourage development of ground-related housing types including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units and single-family homes: **Additional ground-related housing, townhouses and single-family homes could be promoted through SF5000.** LG16 Provide open space to enhance the village environment, to help shape the overall development pattern, and to refine the character of each village. **The site is near an existing village and has environmental open space features that will be preserved, mitigated and or enhanced.**

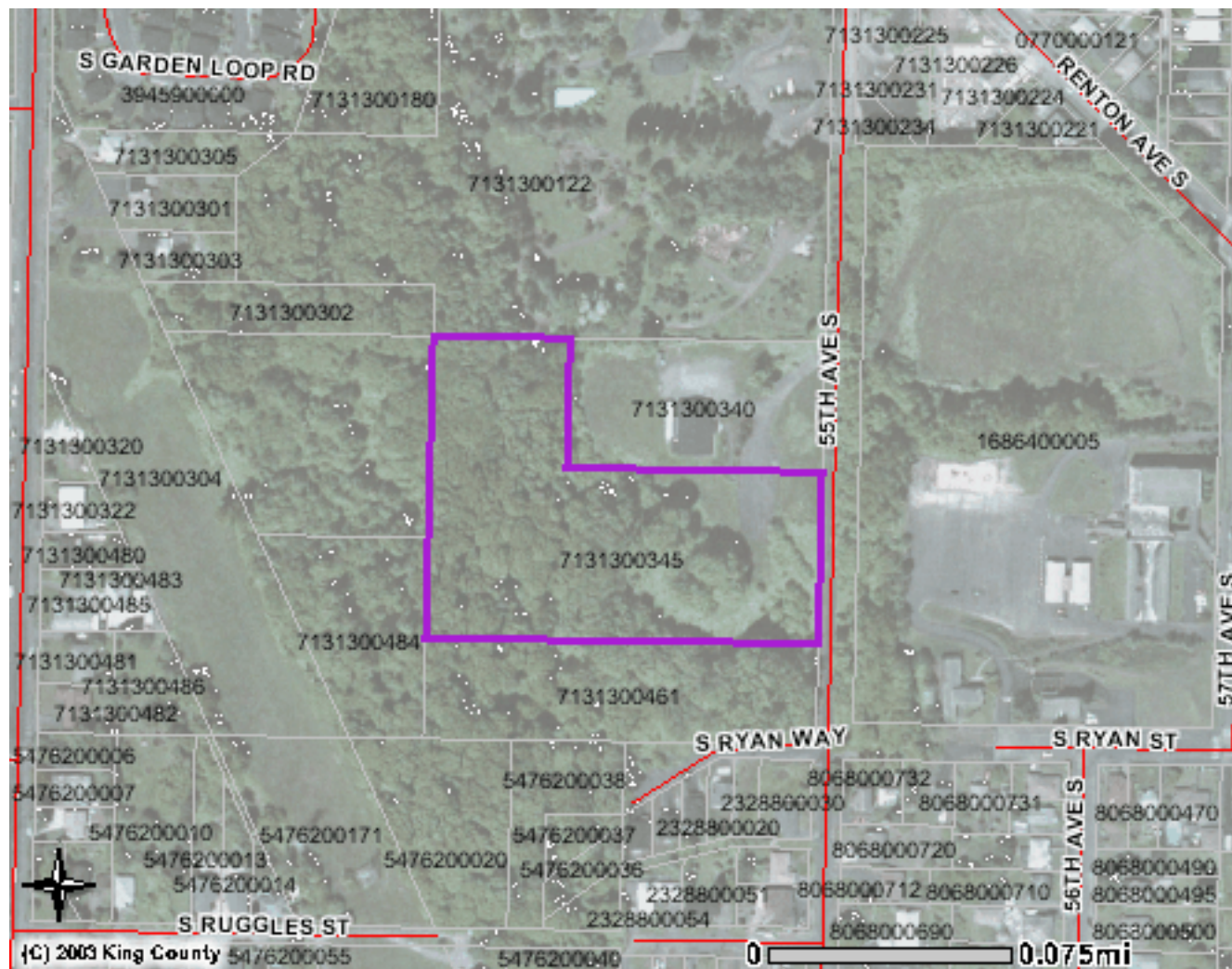
The following comprehensive plan policies support SF5000 request: L9 Permit areas outside of urban villages to accommodate some growth in a less dense development pattern consisting primarily of single family neighborhoods, limited multifamily and commercial areas and industrial areas. **The subject site is an ideal candidate for cluster housing with the additional density allowed under SF5000.** L10 Consider, through neighborhood planning processes, recommendations for the revision of zoning to better reflect community preferences for the development character of an area, provided that consistency between the zoning and this plan is maintained. **SF5000 can compliment the goal of the nearby residential village and provide additional housing for the community.**

The report, Monitoring Our Progress 2003, explains that the distribution of housing growth to urban villages is similar to the goals of the comprehensive plan with slightly more housing than planned being built in urban villages. Twenty five percent of growth is targeted for areas outside of urban centers and residential villages. The North Rainier Village has built less than projected but the plan acknowledged that some of the villages would need more time to grow compared to areas with established urban village character.

- 6) Is there public support for this proposed text amendment (i.e., have you conducted community meetings, etc.)? Note: All applications will be subject to full public participation, notice, and environmental review. **No community meetings have been held but may be held in the future to gain input and address concerns.**

* Demonstration that a change to the Comprehensive Plan is required lies solely upon the proponent. The greater the degree of change

is proposed, the greater will be the burden of showing that the change is justified. This questionnaire will be used to evaluate each request and compare it to the Comprehensive Plan threshold criteria. Your Comprehensive Plan Amendment Application must be received no later than 5:00 p.m. on January 20th to be considered in that calendar year. Please send it to:
DPD Comprehensive & Regional Planning, ATTN: Lish Whitson, 700 Fifth Avenue, Suite 2000, Seattle, WA 98104-5070





Photos South of
Subject Site



LETTER OF AUTHORIZATION

I, the undersigned owner(s) of property numbered opposite my (our) name(s) hereby authorize R. W. Thorpe and Associates to obtain information and act as agent on my (our) behalf in matters pertaining to the following:

Land planning and land use feasibility.
Permit applications and processing procedures.
Presentations to jurisdictional staff and elected officials.
Other planning or permitting matters not specifically listed above.

H. Skalak, being duly sworn, depose and say that I am a property owner or officer of the corporation owning property indicated as Parcel #1 below.

CEL: 7131300345

Skalak c/o: Ron Throupe Mundy Associates, LLC.
ne 1825 Queen Anne Ave N Seattle, WA 98109-2849
N Greenley Ave Portland, WA 97217 206-623-2935
Phone

7 E Northern Ave Unit 279 Phoenix, AZ 85020-3997
ress 602 622 6636

ted below is the name, address, title and phone number of the persons to be contacted for further information in regard to the Authorization for Agency.

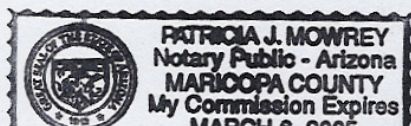
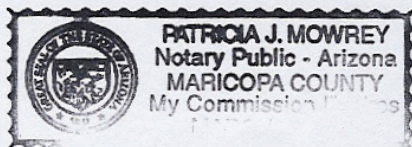
Name	Title	Address
	State	Zip
	Fax	

ATE OF Arizona
ounty of Maricopa

On this 9 day of Jan, A.D. 2004, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn personally appeared William H. Skalak

me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes herein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Patricia J. Mowrey
Notary Public in and for the State of ARIZONA
residing at 2050 W. DUNLAP AVE. #26
PHOENIX, ARIZONA 850